



**AGENDA**  
**BOARD OF ADJUSTMENT**  
**Municipal Plaza Building, 1st. Floor**  
**103 Main Plaza Street, San Antonio, Texas 78205**  
**Monday 1:00 P.M. March 18, 2001**



**The official agenda is posted at City Hall in accordance with state law.**  
**This copy is for general information only.**

Board of Adjustment Members

Michael Ramirez – District 1  
Oscar R. Williams – District 2  
Jesse Jenkins – District 3  
Hervey Duron – District 4  
Laura Lizcano – District 5

Jesse Zuniga – District 6  
Yolanda Arellano – District 7  
Abe Ramirez – District 8  
Vacant – District 9  
Lisa Musial – Mayor

*Don Macaulay – District 10*  
Chairman

I. 1:00 P. M. Public hearing called to order by the BOA Chairman

II. Roll Call

III. Invocation

IV. Scheduled Cases:

|                     |  |
|---------------------|--|
| CASE NO. A-02-011PP | Jerry Arredondo representing Ignacio Villarreal Jr., 1109 Fresno Dr. |
| CASE NO. A-02-036   | Cruz Martinez, 410 Floyd   |
| CASE NO. A-02-037   | Louis Zamarripa, 1522 Wildwood                                       |
| CASE NO. A-02-038   | Concepcion Campos & Nicholas Vasquez, 6611 Marcum Dr.                |
| CASE NO. A-02-039   | Gaylord Malone, 7214 Spring Drops                                    |
| CASE NO. A-02-040   | Andros Ramos, 526 Roosevelt  |
| CASE NO. A-02-044   | Mary Jane Ogren, 2223 Glen Ivy                                       |
| CASE NO. A-02-051   | Billy Van Hecke, 9120 Covell   |

V. Consider to reschedule the amortization application of Wild Zebra (a Sexually Oriented Business) from April 1, 2002 to May 6, 2002.

- VI. Consider to approve the Minutes of February 25, 2002 and March 4, 2002.
- VII. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:  
[www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd)

**This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 24 hours prior to the meeting by calling 207-7245.**

## BOARD OF ADJUSTMENT

March 18, 2002

CASE NO. A-02-011PP

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, March 18, 2002 in the Council Chambers, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

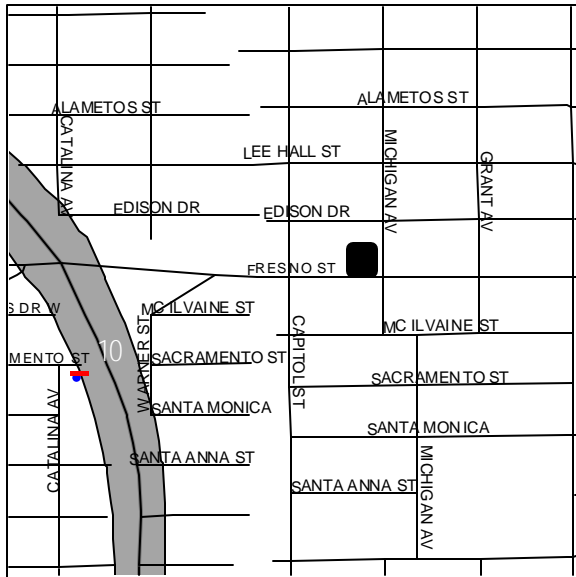
Jerry Arredondo representing Ignacio Villarreal  
Lots 12 & 13, Block 64, New City Block 7194  
1109 Fresno Drive  
Zoned: "C-2NA" Commercial Non-Alcoholic Sales District

The applicant requests a variance to construct a commercial building within the rear and side yard setbacks, and that exceed the maximum allowed front yard setback.

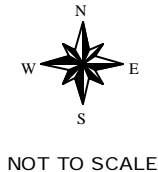
The Development Services Department could not issue this permit because Section 35-310.01 (b) of the Unified Development Code requires rear and side yard setbacks of 30' and 10' respectively, and a maximum front yard setback of 35'.

The applicant's plan proposes constructing the commercial building with a 5' rear and side yard setback, and 57' front yard setback.

### LOCATION

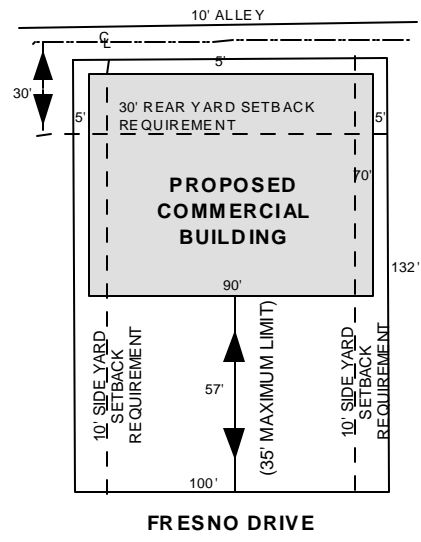


### A-02-011PP



NOT TO SCALE

### PLOT PLAN



**BOARD OF ADJUSTMENT**

**March 18, 2002**

**CASE NO. A-02-036**

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, March 18, 2002 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

**Cruz Martinez**  
**Lot 5 - 6, Block 4, New City Block 6247**  
**410 Floyd Avenue**  
**Zoned: "MF33" Multi-Family District**

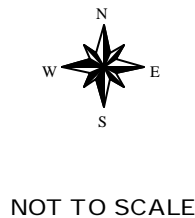
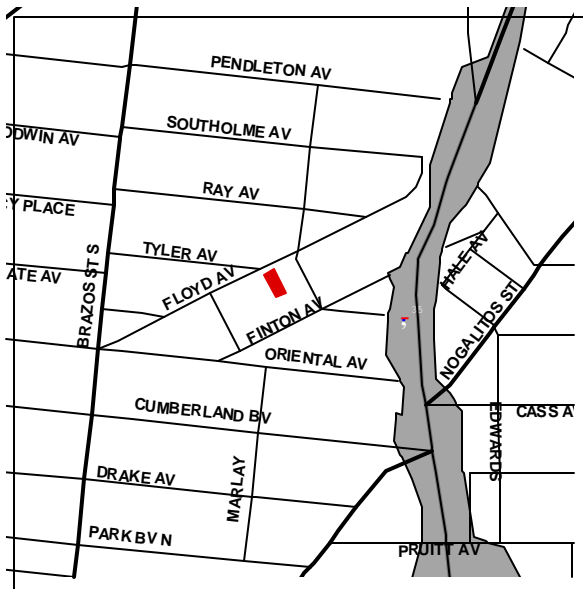
The applicant requests a Special Exception to conduct a one-operator beauty shop in a residential district.

The Development Services Department could not issue this permit because Section 35-375 of the Unified Development Code gives only the Board of Adjustment authority to grant Special Exceptions for a one-operator beauty shop in a residential district. The proposed hours of operation are Tuesday - Friday from 9:00 A.M. to 6:00 P.M., and Saturday from 9:00 A.M. to 5:00 P.M.

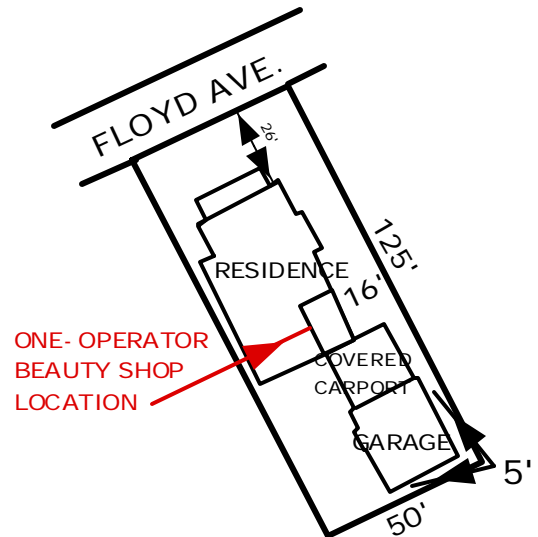
**LOCATION**

**A-02-036**

**PLOT PLAN**



NOT TO SCALE



# BOARD OF ADJUSTMENT

CASE NO. A-02-037

March 18, 2002

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, March 18, 2002 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

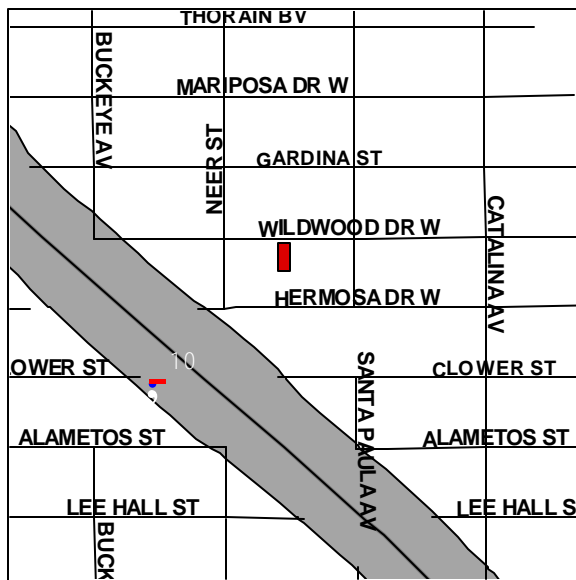
Louis Zamarripa  
Lot 5, Block 120, New City Block 7088  
1522 W. Wildwood Drive  
Zoned: "R-4" Residential Single-Family District

The applicant is requesting a variance to keep a carport within the front and side yard setbacks.

The Development Services Department could not issue this permit because Section 35-516 (g) of the Unified Development Code requires a 20' front yard setback for garages and carports, and Section 35-310.01 (b) of the Unified Development Code requires a minimum 5' side yard setback.

The applicant's plan shows an existing carport on the side yard property line with a 12' front yard setback.

## LOCATION

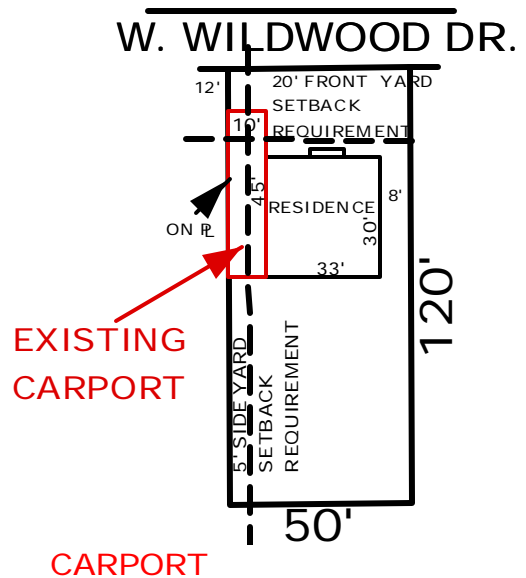


A-02-037



NOT TO SCALE

## PLOT PLAN



**BOARD OF ADJUSTMENT**

**March 18, 2002**

**CASE NO. A-02-038**

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, March 18, 2002 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Edgar Dodson Representing Concepcion Campos and Nicholas Vasquez  
Lot 10, Block 9, New City Block 16519  
6611 Marcum Drive  
Zoned: "R-6 TEMP" Residential Single-Family District

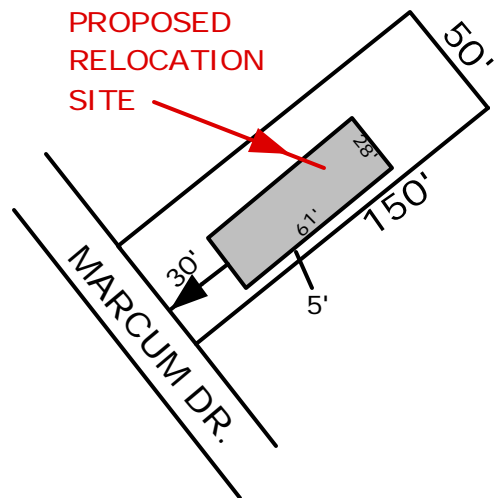
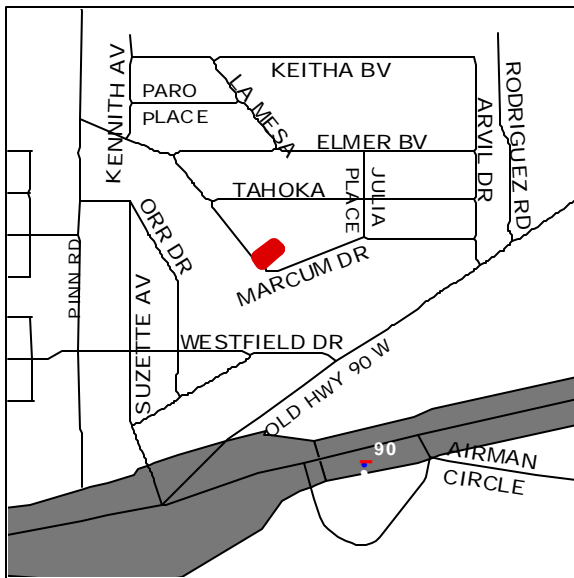
The applicant requests a Special Exception to relocate a structure from 2432 S. Loop 410 W. To 6611 Marcum Drive.

The Development Services Department could not issue a permit because Section 35-3044 (b) of the Unified Development Code (UDC) gives only the Board of Adjustment the authority to grant Special Exception to relocate structures within the city.

**LOCATION**

**A-02-038**

**PLOT PLAN**



BOARD OF ADJUSTMENT  
March 18, 2002

CASE NO. A-02-039

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, March 18, 2002 in the City Council Chambers, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Gaylord Malone  
Lot 5, Block 15, New City Block 16104  
7214 Spring Drops  
Zoned: "R-6" Residential Single-Family District

The applicant requests a variance to erect an 8' fence on the property line within the side yard setback.

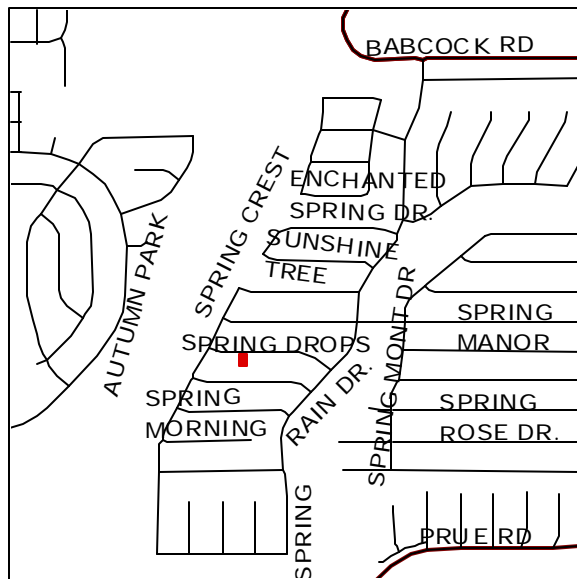
The Development Services Department could not issue this permit because Section 35-514 (C)(1) of the Unified Development Code limits fence heights within the side yard setbacks to 6'.

The applicant's plan proposes erecting an 8' fence on the property line within the side yard setback.

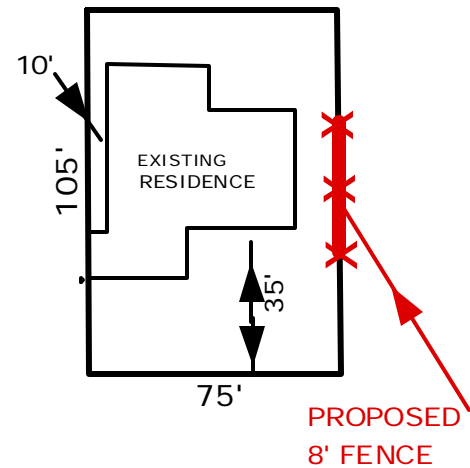
LOCATION

A-02-039

PLOT PLAN



SPRING DROPS



BOARD OF ADJUSTMENT

CASE NO. A-02-040

March 18, 2002

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, March 18, 2002 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Andros Ramos  
Lot 12-14, Block 13, New City Block 3132  
526 Roosevelt Avenue  
Zoned: "I-1" General Industrial District

The applicant is requesting a variance to add to an existing structure within the side and rear yard setbacks.

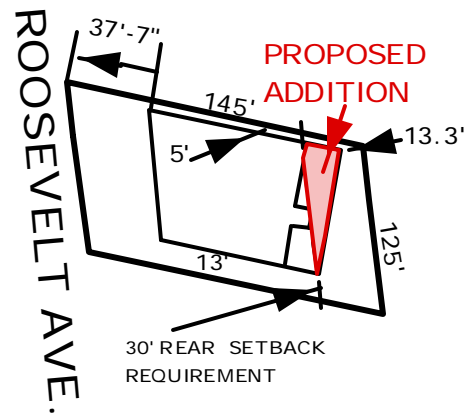
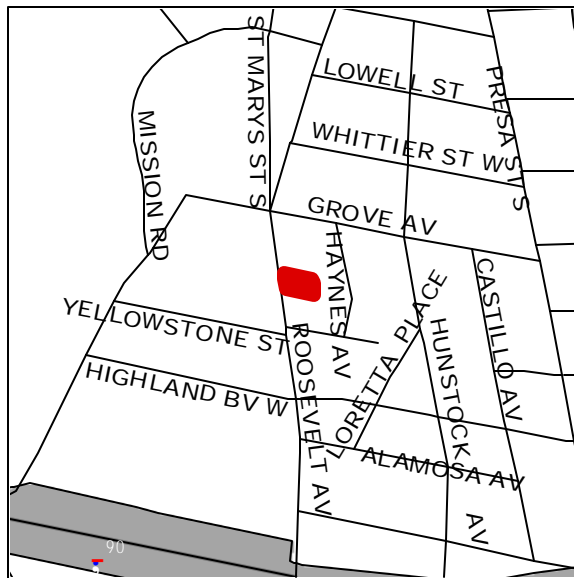
The Development Services Department could not issue this permit because Section 35-310.01 (b) of the Unified Development Code requires a minimum 30' rear yard setback.

The applicant's plan proposes constructing the addition with a 5' rear yard setback.

LOCATION

A-02-040

PLOT PLAN



CARPORT



**BOARD OF ADJUSTMENT**

**March 18, 2002**

**CASE NO. A-02-044**

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, March 18, 2002 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Mary Jane Ogren  
Lot 24, Block 6, New City Block 12766  
2223 Glen Ivy Drive  
Zoned: "R-4" Residential Single-Family District

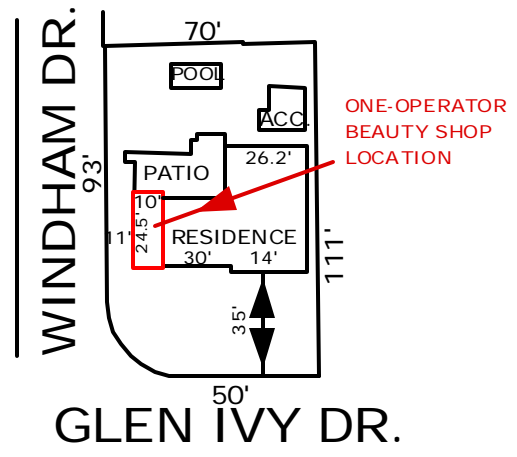
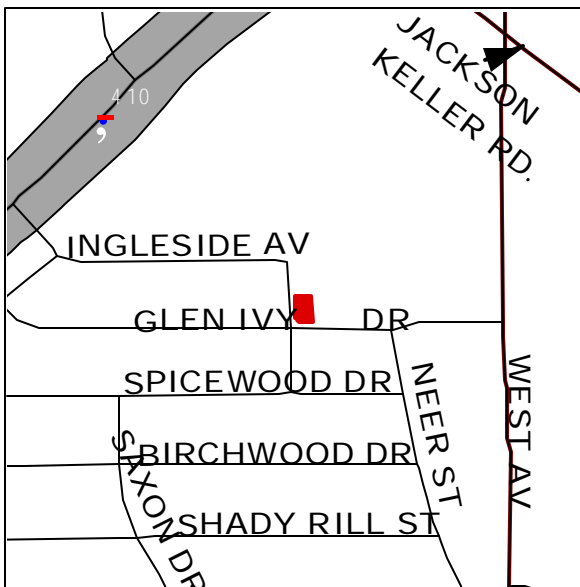
The applicant requests a Special Exception to conduct a one-operator beauty shop in a residential district.

The Development Services Department could not issue this permit because Section 35-375 of the Unified Development Code gives only the Board of Adjustment authority to grant Special Exceptions for a one-operator beauty shop in a residential district. The proposed hours of operation are Tuesday - Friday from 9:30 A.M. to 3:00 P.M., and Saturday from 9:00 A.M. to 12:00 P.M.

**LOCATION**

**A-02-044**

**PLOT PLAN**



**BOARD OF ADJUSTMENT**

**March 18, 2002**

**CASE NO. A-02-051**

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, March 18, 2002 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

**Billy Van Hecke**  
**Lot P7B, New City Block 15248**  
**9120 Covell Road**  
**Zoned: "R-6 " Residential Single-Family District**

The applicant requests a Special Exception to relocate a structure from 7560 Pearsall Road To 9120 Covell Road.

The Development Services Department could not issue a permit because Section 35-3044 (b) of the Unified Development Code (UDC) gives only the Board of Adjustment the authority to grant Special Exception to relocate structures within the city.

**LOCATION**

**A-02-051**

**PLOT PLAN**

